



File No. (internal use only): \_\_\_\_\_

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



Tel: (954) 921-3471  
Fax: (954) 921-3347

Schedule appointment with a planner for all submittals.

This Conceptual Overview sheet shall be completed in full and submitted with all applicable documents to the Planning Division (Room 315), two business days prior to the conference.

Each package shall be complete and stapled.

Pre-application Conference

Dates:

<del>01/22</del>	<del>01/22</del>
<del>02/04</del>	<del>02/19</del>
<del>03/04</del>	<del>03/18</del>
<del>04/01</del>	<del>04/15</del>
<del>05/06</del>	<del>05/20</del>
<del>06/03</del>	<del>06/17</del>
<del>07/01</del>	<del>07/15</del>
<del>09/03</del>	<del>09/16</del>
<del>10/07</del>	<del>10/04</del>
<del>11/18</del>	<del>12/02</del>



Provide one complete 11"x17" set, including the following documents and drawings: Conceptual Overview (including site and project description), Survey, Preliminary Site Plan, and Elevations, to the Planning Division two business days prior to the conference. An additional 10 sets (11"x17") shall be provided at the time of the Conference.

Site and Project Data

Proposed Project Name: 1101 and 3701 Hillcrest Drive Site Plan and Rezoning

Proposed Project Address: 1101 and 3701 Hillcrest Drive

Folio Number(s): 514219171651, 514219270034, 514219171541, and 514219270072

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: Hillcrest PUD-R

Land Use Designation: Medium (16) Residential (MRES) and Commercial Flex Zoning District: PUD-R and PD

Gross Lot Area: 50,460 sq. ft. (3701 Hillcrest Drive) & 129,376 sq. ft. (1101 Hillcrest Drive) Net Lot area: 39,029 sq. ft. (3701 Hillcrest Drive) & 106,862 sq. ft. (1101 Hillcrest Drive)

Existing Use of Property: Modular Office (1101 Hillcrest Drive) and Vacant (3701 Hillcrest Drive)

Existing Number of Units: N/A Existing Commercial Area: Approx. 4,253 sq. ft. Modular Office (1101 Hillcrest Drive)

Current Assessed Value of: Land: \$ \$607,110 (1101 Hillcrest) & \$468,300 (3701 Hillcrest) Building(s): \$ \$171,000 (1101 Hillcrest Drive) & N/A (3701 Hillcrest Drive)

Proposed Use: Residential - 110 units at 1101 Hillcrest Drive and 45 units at 3701 Hillcrest Drive

Total Number of Residential Units: 155 Average Size of Units: 650 - 850 sq. ft. (3701 Hillcrest Drive) & 650 - 1,050 sq. ft. (1101 Hillcrest Drive)

Estimated Average Sale Price/Rent per Unit: \$ \$949 per month  Sale  Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ \$1.27 per month

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): 12/15/2025

Estimated Value of Improvement: \$ \$43,000,000 Estimated Value at Completion: \$ \$43,000,000

Permitted Building Height: No Minimum Proposed Building Height: 8 Stories (1101 Hillcrest Drive) & 5 Stories (3701 Hillcrest Drive)

Required Setbacks: Front: No Minimum Proposed Setbacks: Front: 80' (1101 Hillcrest Drive) & 88' (3701 Hillcrest Drive)

Sides: No Minimum Sides: 75' (1101 Hillcrest Drive) & 4' (3701 Hillcrest Drive)

Rear: No Minimum Rear: 49' (1101 Hillcrest Drive) & 10' (3701 Hillcrest Drive)

Required Parking Spaces: 154 Spaces (1101 Hillcrest Drive) & 57 Spaces (3701 Hillcrest Drive) Proposed Parking Spaces: 162 Spaces (1101 Hillcrest Drive) & 58 Spaces (3701 Hillcrest Drive)

Name of Developer/Property Owner: HARWIN-TOBIN 1101 LLC & HARWIN-TOBIN 3701 LLC

Address of Developer/Property Owner: 1101 Hillcrest Drive, Hollywood, FL 33021

Telephone: (954) 296-1100 Fax: N/A Email Address: jtobin@tobinsince1926.com

Name of Consultant/Representative/Tenant (circle one): Elizabeth Somerstein, Esq. - Greenspoon Marder LLP

Telephone: (954) 527-2459 Email Address: elizabeth.somerstein@gmlaw.com



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**Site and Project Description**

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

The parcel located at 3701 Hillcrest Drive is currently vacant.

The 3 parcels associated with the proposed development at 1101 Hillcrest Drive currently contain a modular office and parking spaces.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

The proposed applications include a site plan for the development of 110 units at 1101 Hillcrest Drive and 45 units at 3701 Hillcrest Drive. Two associated rezoning applications are also proposed to (1) amend the PUD-R for the proposed development at 1101 Hillcrest Drive and (2) to rezone the property at 3701 Hillcrest Drive into the PUD-R.

Provide any additional information about the proposed project. Use additional sheets if necessary.